

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Ketchikan Senior Citizens, Inc.****Federal Tax ID: 95-1985500****Project Title:**

# Ketchikan Senior Citizens, Inc. - Access Road for Pioneer Heights

**State Funding Requested: \$ 100,000****House District: 1 - A**

Future Funding May Be Requested

**Brief Project Description:**

Funding for design and planning of access road to Senior Housing Project in Ketchikan.

**Funding Plan:****Total Cost of Project: \$400,000**Funding Secured*Amount FY*Other Pending Requests*Amount FY*Anticipated Future Need*Amount FY*

There is no other funding needed

**Detailed Project Description and Justification:**

Funding is requested for the design and planning of an access road to the construction site for 12 units of new senior housing in Ketchikan. This road will serve the 11 acre site as well as a route to serve other residents along Bucey Avenue. The road will allow for access by emergency vehicles and will meet current road standards. The site was donated to the project by the Ketchikan Women's Pioneers of Alaska Igloo #7 for senior housing. Ketchikan is in need of additional housing for its seniors, and the community is working on pre-development activities for the project. This funding will begin the design and preliminary engineering for the access road. The A.A.R.P. Ketchikan, Inc., with the assistance of the project developers, will administer these funds.

**Project Timeline:**

FY09

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Ketchikan Senior Citizens Services, AARP Ketchikan, or

**Grant Recipient Contact Information:**

Contact Name: Ed Zastrow, President of KTN AARP

Phone Number: 907-254-1935

Address: P.O. Box 6884 KTN, AK 99901

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

RECEIVED

JAN 31 2008

# Ketchikan Senior Citizens Services, Inc.

1060 Water Street Ketchikan, AK 99901

(907) 225-6575

January 29, 2008

Senator Bert Stedman  
State Capitol, Room 516  
Juneau, AK 99801-1182

Dear Senator Stedman:

In October of 2007 Ketchikan AARP and Ketchikan Senior Citizens Services submitted a proposal to you for this project. The original submission was done with Ketchikan AARP being the lead agency. This project is to build a road to the site for the senior housing project we are working to build. We submitted a funding request to AHFC for the housing project and they decided that Ketchikan Senior Citizens should be the lead agency. So we are enclosing our revised request that we would like to have included in the Capital Budget for next year. We discussed this project with you last year and it was included in the Legislative Capital Budget, which the Governor vetoed. Thanks for your efforts last year. This is a transportation project that meets the Governor's criteria for capital projects and we have requested the Governor to include it in her Capital Budget.

This project is on the Ketchikan Gateway Borough and the City of Ketchikan Capital Improvement Project (CIP) lists. The project is located within the city of Ketchikan.

Our request provides a good description of the project. We have hired a local engineer to give us a preliminary design and an estimated cost for the access road. Developable land is at a premium in Ketchikan due to topographic constraints. This road will open up over 40 acres of land that is currently not accessible due to the bluffs along the Tongass Highway. There is relative flat land above those bluffs. The project will provide economic development for Ketchikan too. Immediately there will be a \$3.5 million construction project for 10 units of senior housing providing construction jobs, and local building materials sales. The other land owners have also indicated a desire to subdivide and develop their lands.

Thank you for your consideration of our project. We will visit you in Juneau during the session next spring and keep you updated on the senior housing project. Please call if you have any questions.

Sincerely,

*Edward W Zastrow*

Ed Zastrow  
Vice President, Board of Directors

We ARE Looking  
forward TO DISCUSSING  
THIS WITH YOU ON  
Feb. 12<sup>th</sup>.

Tim & Mary  
Anderson



# State of Alaska Appropriations Request Sheet

## Proposal for Capital Project

**Project Name:** Ketchikan Senior Housing Access Road

**Project grant recipient:** Ketchikan Senior Citizens Services, Inc.

**Amount Requested:** \$300,000

**Contact:** Ed Zastrow, Board Vice President

**Mailing Address:** P.O. Box 6884  
Ketchikan, AK 99901

**Physical Address:** 3530 Denali Ave, Ketchikan, Alaska

**Phone Contact:** 907-254-1935

**Email:** [aei@mtaonline.net](mailto:aei@mtaonline.net)

**Project Location:** Ketchikan, Alaska. Right of way is over Old Zimmerman Property on Tongass Highway

**Project Overview:** Funding is requested to finish the design, and to construct the access road that will provide public access to additional land in Ketchikan, and past the site where 10 units of new senior housing that are planned for construction in the spring of 2008. This road will provide access to several parcels of land that currently border the Tongass highway at locations where it is too steep to cut in a road. This road may also serve as an alternate route up the hill to serve other residents currently living on Baker and Bucey streets in this area. That area is currently served by a narrow one lane street that has inadequate Fire truck and road maintenance turn arounds. The new access will be constructed to current standards and will allow easy access to emergency vehicles such as fire trucks and ambulances.

The senior housing will be built on the 11 acre parcel of land known as the Zimmerman property on the Tongass Highway that has is being donated to the project by the Woman's Pioneer Igloo #7 of Ketchikan. A master plan for the entire 11 acres of this site has being developed that will include future additional senior housing units and possibly a senior center. This property has a deed restriction stating the property is to be used for senior housing. The funding for the construction was submitted to AHFC in November with awards due in February. This project is a joint effort of Ketchikan AARP # 1825 and Ketchikan Senior Citizens Service, Inc. the local senior center.

The Road is on the Ketchikan Gateway Borough and City of Ketchikan CIP list, as is the housing project. We did a market study for the housing project in the summer of 2007 that indicated up to 12 units of senior housing are needed in Ketchikan. We also did predevelopment activities including architectural drawings, the master plan, professional cost estimates for the project, surveying, and preliminary engineering and design for the access roads.

#### **The Organizations:**

Ketchikan Senior Citizens Services Inc who operates the Ketchikan Senior Center will own and manage the senior housing project. They are a 501c3 non profit and operate the senior meal and transportation programs in Ketchikan. We will be partnering with the AARP Ketchikan # 1825 a nonprofit corporation composed of senior citizens residing in the Ketchikan area. AARP's main purpose is to promote senior issues and provide a method to work together on senior issues in our community.

#### **Funding details:**

We are making a capital request in the amount of \$300,000. These funds will be used to do final design and construct an access road from the best existing access point to the building site.

The grant recipient, with the assistance of the project developers, will administer these funds and will obtain competitive bids from proposed contractors to perform the work. The construction would be done in the Fall of 2008.

# PIONEER HEIGHTS ENGINEERS DRIVEWAY COST ESTIMATE.

AARP Ketchikan Senior Housing Project  
Access Road Cost Estimate

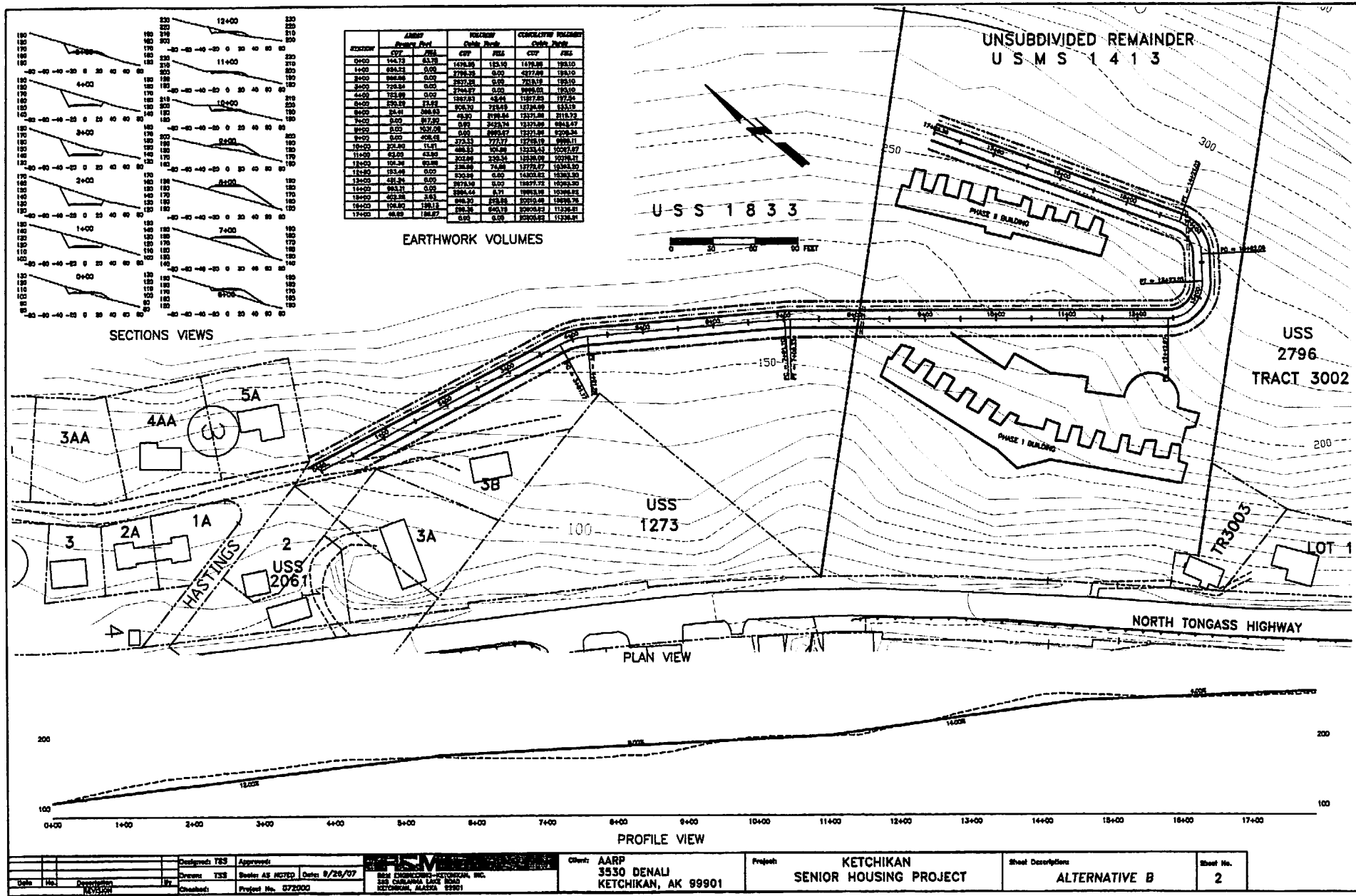
5-Nov-07

## Alternative A (STATION 0+00 TO STATION 0+00)

Item	Description	Unit	Est. Qty.	ENGINEERS ESTIMATE	
				Unit Bid	Total
1	Mobilization	LS	1	\$ 30,000	\$ 30,000
2	Unsuitable Excavation & Disposal	CY	2000	\$ 6	\$ 12,000
3	Solid Rock Excavation	CY	6000	\$ 7	\$ 42,000
4	Embankment	CY	3000	\$ 10	\$ 30,000
5	Crushed Aggregate (Surfacing)	CY	500	\$ 40	\$ 20,000
	Asphalt Surfacing	SF	22400	\$ 4	\$ 89,600
6	Clearing and Grubbing	ACRE	1	\$ 10,000	\$ 10,000
7	Culvert Installation	LF	200	\$ 50	\$ 10,000
8	Construction Surveying	LS	1	\$ 10,000	\$ 10,000
Subtotal				\$	253,600
Surveying, Geotechnical, Engineering			15%	\$	38,040
Administration & Inspection			10%	\$	25,360
Construction Contingency			20%	\$	50,720
Subtotal				\$	114,120
Total				\$	367,720

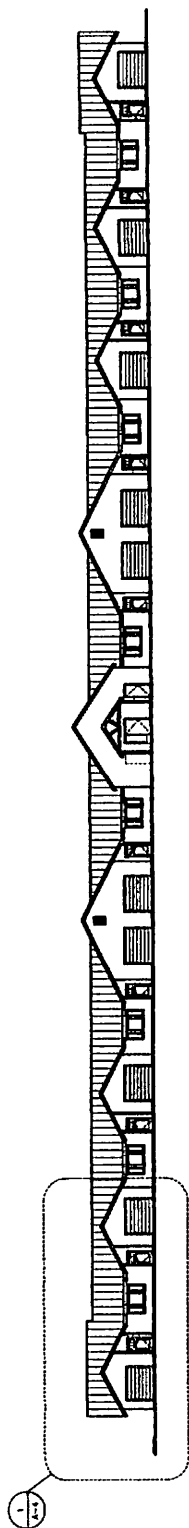
\* These numbers are based on standard percentages  
and in our opinion will not be fully used  
since we will closely monitor this small  
project. We will keep the costs  
under \$ 300,000.





Designed: TBS Drawn: TBS Checked:		Approved: Date: 8/26/07 Project No. 072000		Client: AARP 3530 DENALI KETCHIKAN, AK 99901		Project: KETCHIKAN SENIOR HOUSING PROJECT		Sheet Description: ALTERNATIVE B		Sheet No.: 2	
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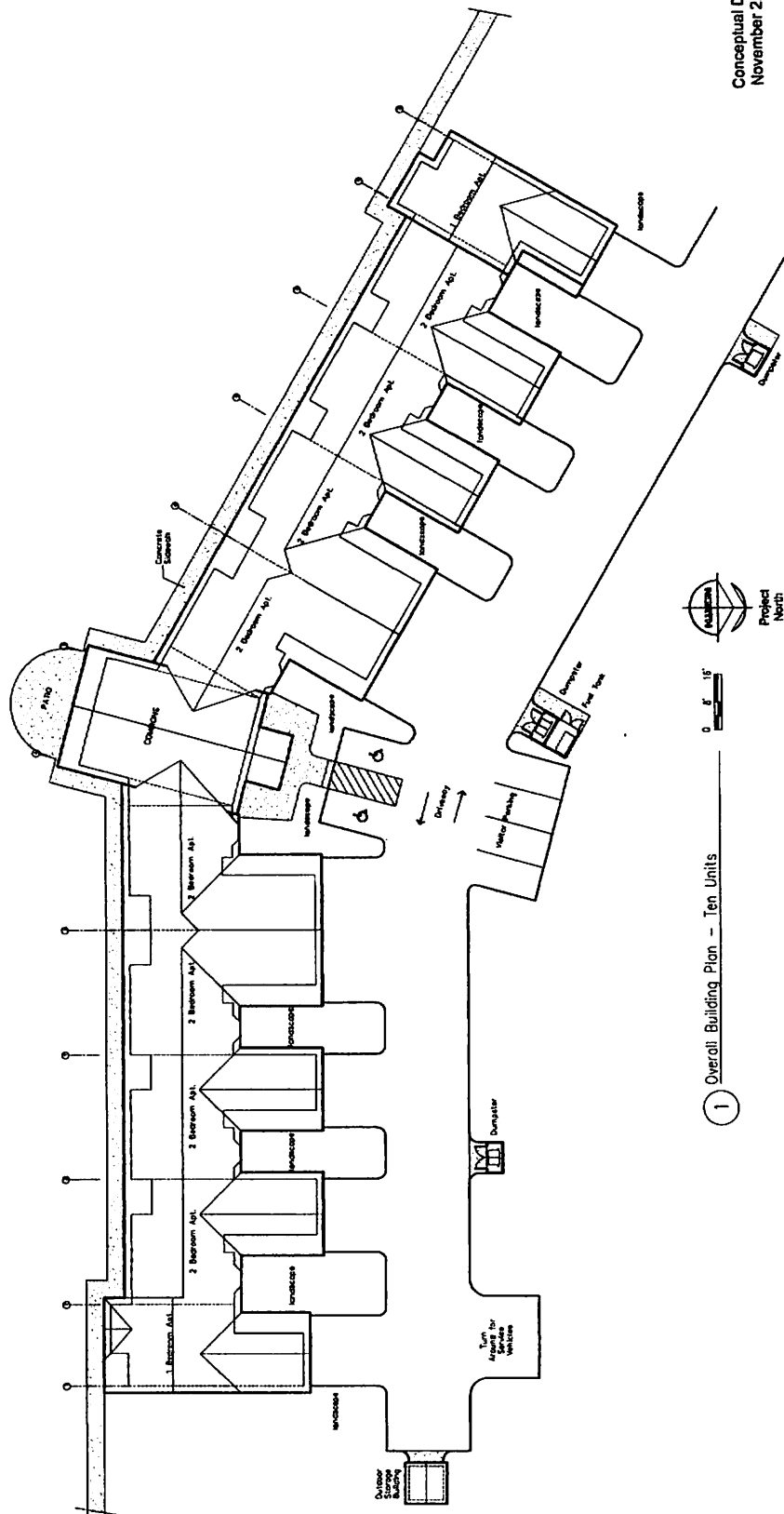
Conceptual Design  
November 2, 2007



0' 8' 16'

Overall North Elevation

2



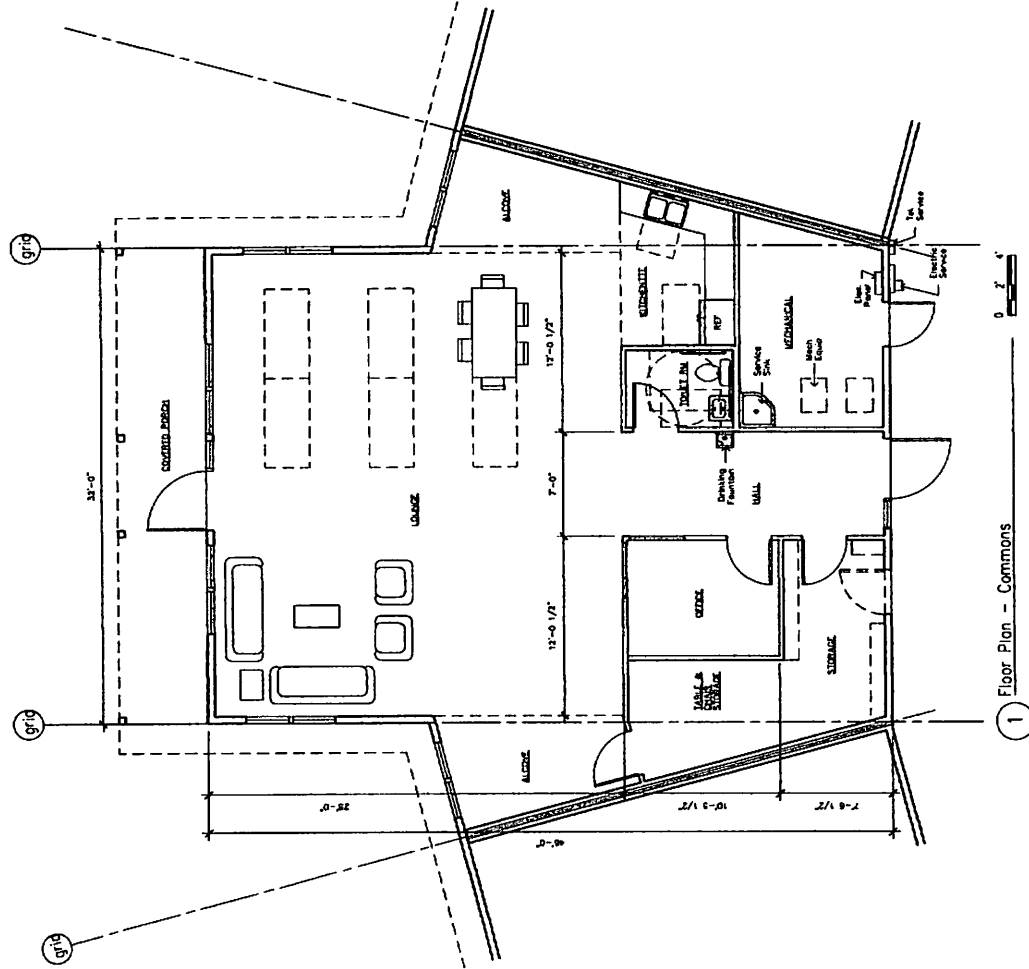
0' 8' 16'

Overall Building Plan - Ten Units

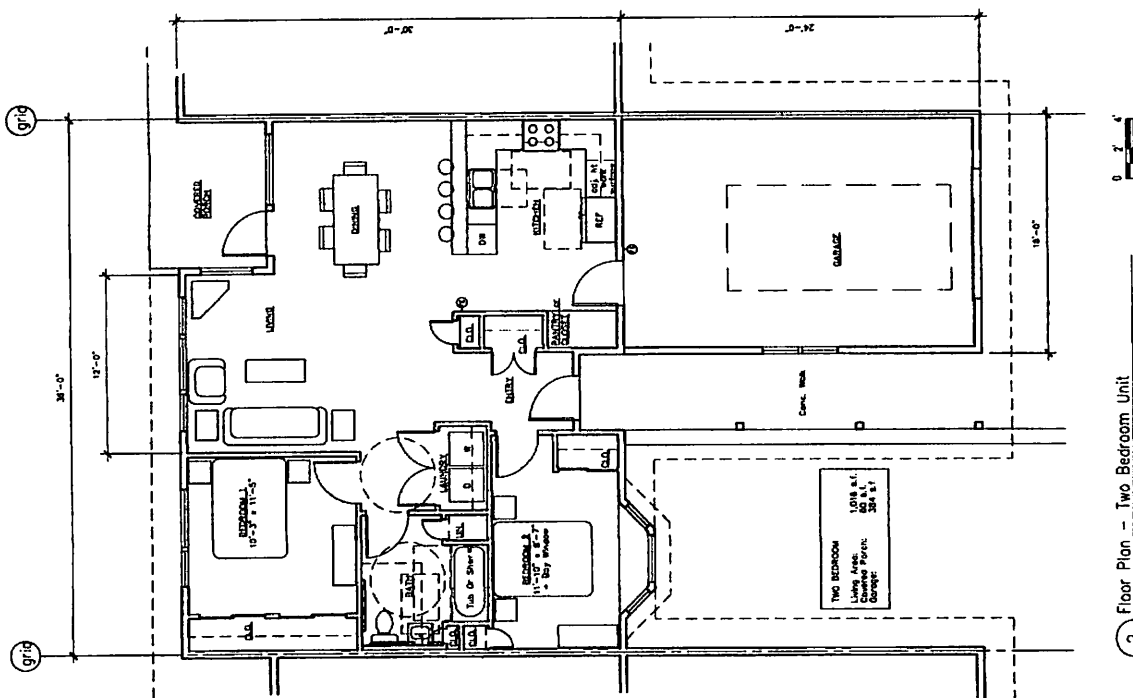
1



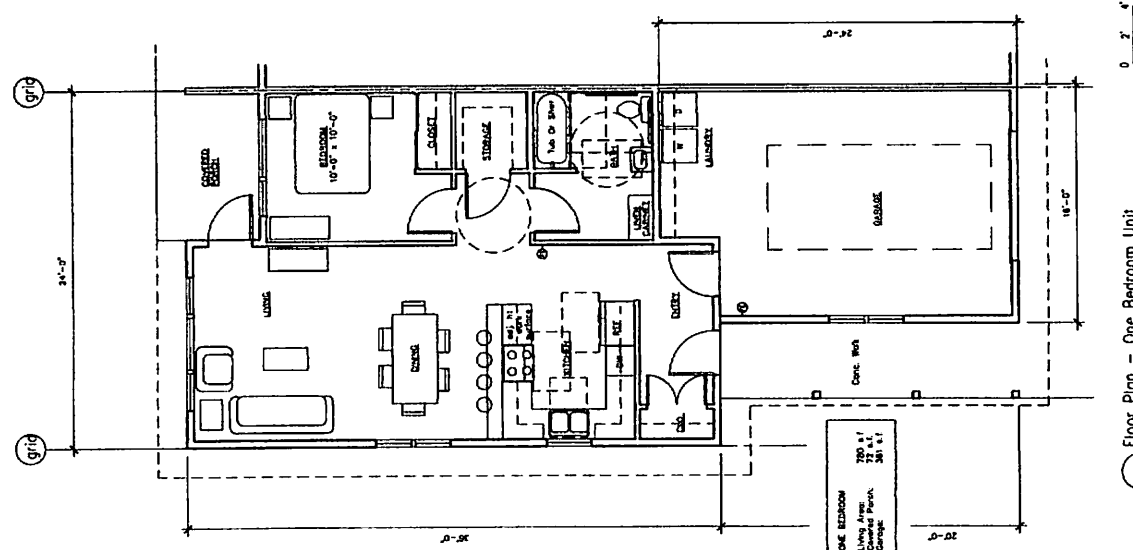
Conceptual Design  
November 2, 2007



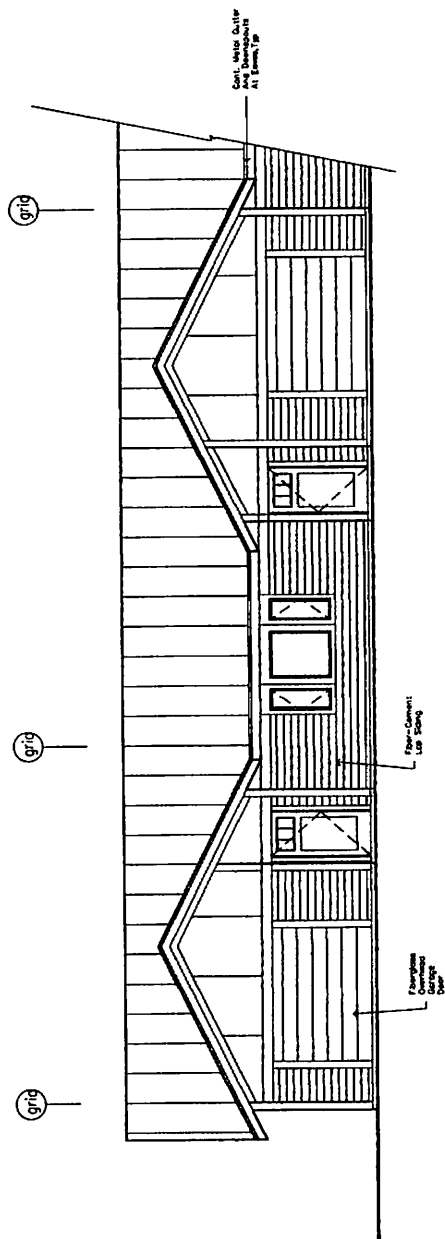
1 Floor Plan - Commons



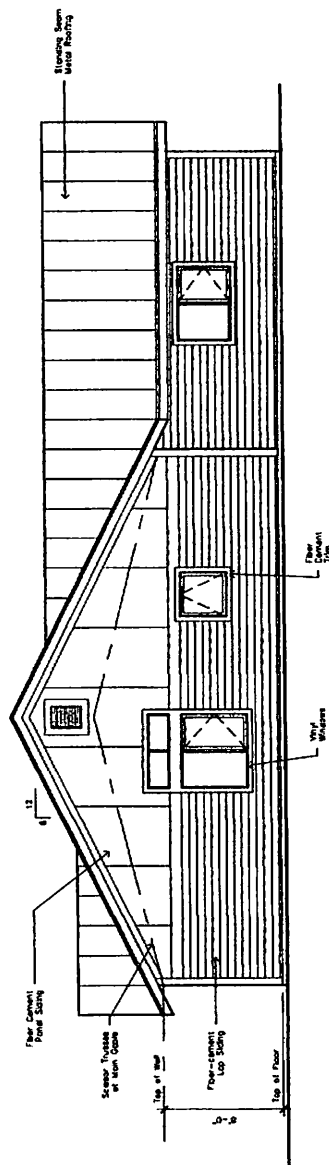
2 Floor Plan - Two Bedroom Unit



1 Floor Plan - One Bedroom Unit



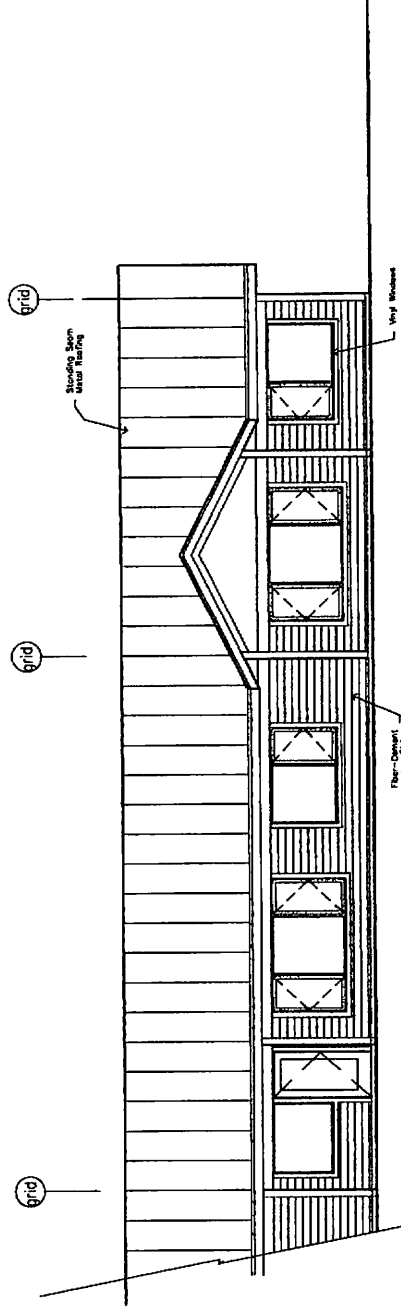
1 NORTH ELEVATION - PARTIAL



EAST ELEVATION



Conceptual Design  
November 2, 2007



1 SOUTH ELEVATION - PARTIAL



# ***THE COMMUNITY OF KETCHIKAN***



## **Ketchikan Senior Housing Access Road**

<b>FUNDING REQUEST</b>	
REQUESTED	\$300,000
MATCHING/LOCAL	In-kind
TOTAL	\$300,000

### **FUNDING REQUEST:**

Funding is requested for the design and construction of an access road to the construction site for 12 units of new senior housing that are planned for construction in the spring of 2008. The senior housing will be built on the 11-acre parcel of land known as the Zimmerman property on Tongass Highway that was donated to the project by the Ketchikan Women's Pioneers of Alaska Igloo #7. A master plan for the entire 11 acres of this site is being developed that will include future additional senior housing units. This property has a deed restriction stating the property is to be used for senior housing.

This road may also serve as a route to serve other residents along Bucey Avenue. It will be constructed to meet current road standards and will allow easy access to emergency vehicles such as fire trucks and ambulances.

The housing project has been on the Ketchikan City and Borough CIP list for several years. We did a market study for the project in the summer of 2007 that indicated up to 12 units of senior housing were needed in Ketchikan. We are currently doing pre-development activities including architectural drawings and the master plan, professional cost estimates for the project, surveying, and preliminary engineering and design for the access roads. These activities will support the construction proposal being submitted to Alaska Housing Finance Corporation in October 2007.

### **FUNDING DETAILS:**

We are making a capital request in the amount of \$300,000. These funds will be used to do final design and construct an access road from Bucey Avenue to the building site. The AARP Ketchikan, Inc., with the assistance of the project developers, will administer these funds and will obtain competitive bids from proposed contractors to perform the work.